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WARRANTY DEED - SHORT FORM

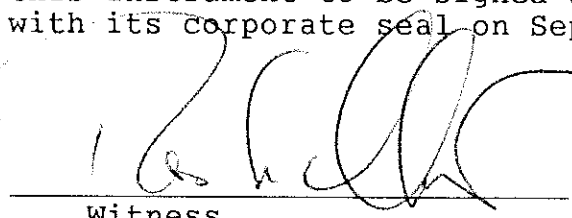
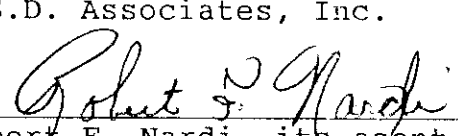
023310

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS THAT F.S.D. Associates, Inc. a corporation duly organized and authorized to do business in the State of Maine, with a principal place of business in the County of Kennebec and State of Maine, for valuable consideration received, hereby grant to Steven M. Oliveira, of the County of Kennebec and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 8 Evergreen Drive, Unit #8, Ridgewood East Townhouse Condominium, Waterville, in the County of Kennebec and State of Maine, as more fully described in Exhibit A attached hereto and incorporated herein.

In witness whereof, the aforesaid corporation has caused this instrument to be signed with its corporate name and sealed with its corporate seal on September 8, 1987.

F.S.D. Associates, Inc.


Witness
Robert F. Nardi, its agent
thereunto duly authorized

State of Maine
Cumberland, ss

On September 8, 1987, personally appeared the above-named Robert F. Nardi, duly authorized agent of F.S.D. Associates, Inc. and acknowledged the foregoing deed to be his free act and deed, and his free act and deed in his said capacity.

Before me,

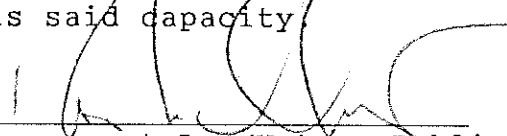
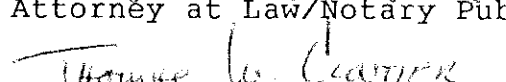

Attorney at Law/Notary Public
Type or Print Name

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY LOCATED AT
Unit 8, Ridgewood East Townhouse Condominium,
Waterville, MAINE

THE UNIT known as Unit #8 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said Registry in Book 3207, Page 112 and the same is incorporate by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019, and E87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to the Grantor herein by deed of Arthur LaChomia and James Frouge dated June 25, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2697, Page 231.

RECEIVED KENNEBEC SS.

1987 SEP 10 AM 9:00

RECORDED FROM ORIGINAL